



DEPARTMENT OF HISTORIC RESOURCES

2801 Kensington Avenue, Richmond, Virginia 23221
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PRELIMINARY INFORMATION FORM

HISTORIC DISTRICT

An historic district is defined as a significant concentration of buildings, structures, or sites that are united historically and aesthetically by plan or physical development. The following constitutes an application for preliminary consideration of eligibility for the nomination potential of a historic district for listing in the Virginia Landmarks Register and the National Register of Historic Places. This does **not** mean that the district is being nominated to the registers at this time. Rather, it is being evaluated to determine if it qualifies for such listings. Applicants will be notified of the staff's and the State Review Board's recommendations.

Contact the Virginia Department of Historic Resources Archivist to determine if previous survey material for this proposed district is on file, and if the district has been previously evaluated by DHR. Obtaining previously recorded information could save a significant amount of time in preparing this Preliminary Information Form (PIF). The archivist may be reached by phone at (804) 482-6102, or by email at Quatro.Hubbard@dhr.virginia.gov. The archivist will also give you the address of the regional office to which you should send your completed PIF materials.

Please type this form and, if additional space is needed, use 8½" x 11" paper. If an electronic version of this PIF is available, it would be helpful if it could be submitted on a disc, or via email to the archivist. Note: All submitted materials become the property of the Virginia Department of Historic Resources and will not be returned.

Photographs: Please provide at least four (4) **color or** black-and-white (B&W) photographs of general streetscapes and four (4) color or B&W photographs showing a sample of individual buildings within the proposed district. The inclusion of photographs is essential to the completion of this application. **Without photographs, the application cannot be evaluated.** Photographs should be labeled on the reverse side in soft pencil or china marker (not with adhesive labels), and are not to be mounted or affixed in any way.

Digital Images: In addition to the images printed on photographic paper, digital images, if available, should be submitted in TIF or JPEG format and can be included on the same disc as the PIF.

Maps: Please include two (2) maps showing the location of the proposed district:

- A copy of a USGS Quad map with name of county/city printed on the map and with the name of the proposed district indicating its location (sections of USGS Quadrangle maps can be printed free of charge from <http://store.usgs.gov> and hand-labeled to mark property boundaries or location), and
- A map showing a closer picture of the proposed boundaries with street names and/or routes and possible building footprints would also be helpful. Please include a "North" arrow, date, and "Not to Scale" on this map.

Before submitting this form, please make sure that you have included the following:

- Section of labeled USGS Quadrangle map
- Proposed district boundary map
- 4 labeled color or B&W general photos
- 4 labeled color or B&W individual building photos
- Completed Resource Information Sheet, including
 - Applicant contact information and signature
 - City or county official's contact information

Thank you for taking the time to submit this Preliminary Information Form. Your interest in Virginia's historic resources is helping to provide better stewardship of our cultural past.

Virginia Department of Historic Resources

PIF Resource Information Sheet

This information sheet is designed to provide the Virginia Department of Historic Resources with the necessary data to be able to evaluate the significance of the proposed district for possible listing in the Virginia Landmarks Register and the National Register of Historic Places. This is not a formal nomination, but a necessary step in determining whether or not the district could be considered eligible for listing. Please take the time to fill in as many fields as possible. A greater number of completed fields will result in a more timely and accurate assessment. Staff assistance is available to answer any questions you have in regards to this form.

General Property Information		For Staff Use Only DHR ID #:	
District Name(s):	<u>Carter's Run Rural Historic District (Morgan Land)</u>		
District or Selected Building Date(s):	1806 to 1965	<input checked="" type="checkbox"/> Circa <input type="checkbox"/> Pre <input type="checkbox"/> Post	Open to the Public? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Main District Streets and/or Routes:	<u>Carter's Run Road (Route 691)</u>	City: <u>Marshall</u>	<u>20116</u>
County or Ind. City:	Fauquier County USGS Quad(s): <u>Marshall, Orlean</u>		

Physical Character of General Surroundings	
Acreage: approx. <u>2,700</u>	Setting (choose one): <input type="checkbox"/> City <input type="checkbox"/> Urban <input type="checkbox"/> Town <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural <input type="checkbox"/> Transportation Corridor
Site Description Notes/Notable Landscape Features/Streetscapes: The proposed Carter's Run Rural Historic District lies on the east and west sides of Route 691 (Carter's Run Road) as it travels south from Route 17 towards Route 738 (Wilson Road). The land is in active agricultural use and is characterized by rolling hills, open pastures, and wooded tracts. Significant architectural resources in the district include the National Register-listed Waveland property, which consists of an 1835 Greek Revival-style brick dwelling and over 800 acres of farmland. The broad views through the valley—from the Rappahannock Mountains on the east to the Blue Ridge Mountains on the west—remain largely intact without modern visual intrusions. The district takes its name from the waterway, Carter's Run, which traverses the area.	
Ownership Categories:	<input checked="" type="checkbox"/> Private <input type="checkbox"/> Public-Local <input type="checkbox"/> Public-State <input type="checkbox"/> Public-Federal

General District Information	
What were the historical uses of the resources within the proposed district? Examples include: Dwelling, Store, Barn, etc... <u>Dwelling, Barns, Agricultural and Domestic outbuildings</u>	
What are the current uses? (if other than the historical use) <u>Same</u>	
Architectural styles or elements of buildings within the proposed district:	<u>Greek Revival, Italianate, Vernacular (Log)</u>
Architects, builders, or original owners of buildings within the proposed district:	<u>James Morgan (owner), Lawrence Washington (owner), Dr. James and Caroline Morgan Lufborough (owners), William and Ann Morgan (owners), John and Mary Morgan Baker (owners), Marshall Lake (owner), Bedford Glascock (owner)</u>
Are there any known threats to this district? <u>None known</u>	

General Description of District: (Please describe building patterns, types, features, and the general architectural quality of the proposed district. Include prominent materials and noteworthy building details within the district and a general setting and/or streetscape description.)

The Carter's Run Rural Historic District encompasses approximately 4,405 acres in the northern section of Fauquier County. The district, situated in the Upper Piedmont region of Virginia, lies about three miles south of the Town of Marshall and about 13 miles northwest of Warrenton, the county seat. Carter's Run Road (Route 691) extends north to south through the center of the area with active agricultural land to either side. The only other public roadways in the district are Scott's Road (Route 719), which extends west of Carter's Run Road, and Free State Road (Route 721), which runs along the western part of the district. Unpaved farm roads also run through the properties included in the district. The waterways of Carter's Run Road and Horner's Run and their tributaries flow north-to-south through the district.

The proposed district boundaries follow current property lines, extending to the Rappahannock Mountains on the east and along the Free State Road (Route 721) near the community of Morgantown on the west. The proposed boundaries include James Morgan's early-nineteenth-century landholdings, which totaled over 2,400 acres. Morgan's acquisitions included a portion of Lord Fairfax's 1727 grant to the Rev. Alexander Scott, as well as a portion of the Manor of Leeds purchased by Morgan from John Marshall. This land has been in sustained agricultural use since that time. The broad views through the valley—from the Rappahannock Mountains on the east to the Blue Ridge Mountains on the west—remain largely intact without modern visual intrusions. Rolling hills, open pastures edged by wooded tracts, dwellings, and agricultural and domestic outbuildings characterize this area.

Several properties in the district have been previously surveyed including Southern View (30-663), Waveland (30-512), Clover Hill (30-516), Wheatland (30-501), the Bud Carter House (30-513), and Barrymore (30-502). The earliest section of Southern View, located on Scott's Road, was constructed by James Morgan around 1815. The house probably began as a one-and-a-half-story dwelling that was raised to two stories at the end of the nineteenth century when a front-facing, cross-gable wing was added. The exterior was clad with stucco in the 1940s. Two bank barns are present on the property, as well.

In the late 1830s, James Morgan's heirs built the larger and most notable properties in the district. The 866-acre property of Waveland, located near the center of the district on the east side of Carter's Run Road, is an impressive two-story, brick Greek Revival-style, gable-front dwelling that was built by James Morgan's daughter, Caroline, and her husband Dr. James H. Loughborough in 1835. The property was listed in the National Register in 2004 for its national and local significance in the areas of conservation and architecture. Waveland is associated with John Augustine Washington III, the great-great nephew of George Washington, who owned the property after the Loughboroughs. Washington added a rear addition to Waveland in 1859 using Baltimore-based architect Edmund G. Lind for the project. The dwelling is significant as the only known gable-front residence of the period in the county with its original T-shaped interior plan intact. The Waveland complex includes numerous agricultural outbuildings that date from the nineteenth through the mid- twentieth centuries.

Clover Hill, located across (west) Carter's Run Road from Waveland, also boasts a pedimented gable-front design that is further enhanced by the Greek Revival-style portico. The large fluted Doric columns present a fine interpretation of the style and may have been inspired by an Asher Benjamin pattern. The two-story brick dwelling is clad with stucco and features interior end chimneys. The intact interior plan exhibits a front hallway that extends the full width of the building, two large parlors with pocket doors between them, and typical Greek Revival-style molding with bull's eye corners. Notable outbuildings at Clover Hill include the octagonal stone springhouse and the stucco-clad stone overseer's house, both of which appear to date to the early nineteenth century. James Morgan's daughter, Mary, and her husband John Baker built Clover Hill around 1833.

Wheatland, located on the east side of Carter's Run Road and adjacent to the south side of the Waveland property, is a two-story, four-bay-wide dwelling set on a high stone (English) basement. The house appears to

have been built in two phases: the two southern bays were built ca. 1830 and the northern two bays were added around 1853. The original hall-parlor plan dwelling was set on a stone basement, and featured a stone chimney on the exterior south end. The property, formerly a part of James Morgan's holdings, was owned by Morgan's daughter Mary and her husband, John Baker, until 1853 when Marshall Lake, a prominent Fauquier County farmer, purchased the land and dwelling. It is believed that it was Lake who also enlarged the large stone and frame "cow house" located across the road from the dwelling. No outbuildings remain on the property, but some foundations are present and the locations of other former domestic outbuildings are known.

The Bud Carter House, located on Scott's Road, was constructed around 1890 and is a two-story, stone dwelling that is set on a raised stone foundation. A stone wall encircles the property and small outbuildings are present.

The Barrymore property, located at the northeastern corner of the district, consists of several nineteenth century buildings. The main dwelling, originally constructed in 1890, was heavily modified in the late twentieth century; however, the ca. 1890 two-and-a-half-story stone barn (with full basement) is intact and in excellent condition. This impressive structure features multi-paned windows, arched openings, and a cross-gable roof that is clad with slate shingles laid in a decorative motif. The highly ornate building features an Italianate cornice with wooden brackets. A small frame overseer's house is also present.

A notable building in the district that predates James Morgan's ownership is a log dwelling built on the westernmost edge of the Waveland property. Dendrochronological study has indicated that this house, known as the Morgantown House for its proximity to that community, was built around 1806. Additional research will provide information on the possible owners and inhabitants of this dwelling, which may have associations with the African-American families of Morgantown.

The district contains approximately 60 buildings (primary dwellings, domestic and agricultural outbuildings) that include both high style examples, such as the Greek Revival- and Italianate-style dwellings mentioned above, as well as more modest vernacular dwellings, such as the log houses noted. At least two mills are known to have been present in the area during the nineteenth century and these historic sites contribute to the historical context of the district. Associated miller's houses located on Scott's Road are included the district.

Significance Statement: Briefly note any significant events, personages, and/or families associated with the proposed district. It is not necessary to attach lengthy articles or genealogies to this form. Please list all sources of information. Normally, only information contained on this form is forwarded to the State Review Board.

The proposed Carter's Run Rural Historic District is eligible for listing in the National Register under Criteria A and C with a period of significance of ca. 1806-1965. The district is eligible under Criterion A for its contribution to the broad patterns of Fauquier County history and possesses significance in the areas of exploration and settlement, agriculture, and military history. The district qualifies for listing under Criterion C as a significant and intact concentration of architectural resources and cultural landscape features that retain the historic rural character of the area.

The district is significant on a local level in the area of exploration and settlement for its association with the Northern Neck Proprietary (as part of the Manor of Leeds) and with the pattern of ownership and settlement that resulted from that system of land management. During the eighteenth century, large parcels were often granted to landowners who lived elsewhere in the state and who did not establish residences on the land. As these large grants were divided and sold in relatively smaller parcels, or divided through inheritance, dwellings, farm buildings, and other buildings were erected. The Carter's Run Rural Historic District illustrates this pattern of land division and settlement and retains a very high level of architectural and historical integrity associated with the pattern.

Because the land has continued in agricultural use for over 200 years, it is also significant in the area of agriculture. The daily patterns of agricultural life can be gleaned from the late-nineteenth-century farm diaries of Lawrence Washington, owner of Waveland. Washington's daily entries detail the sowing, harvesting, and storing that occurred on the farm, as well as activities on other farms in the area. Washington noted significant events in the neighborhood, such as deaths and births, and recorded the annual rhythms of rural life. Historically, area farming was subsistent and relied on the production of wheat and other grains and the raising of livestock for local consumption. After the Civil War, production increased and farmers in the area, such as Marshall Lake, were well known for raising large herds of high-quality beef cattle. The large, two-story stone and frame cattle barn associated with Lake's home of Wheatland was a two-level feeding barn and is notable for its size and construction.

The Carter's Run Rural Historic District is significant in the area of military history for the role several homes played in local activities during the Civil War. Waveland, Clover Hill, and Wheatland were known as "safe houses" for Confederate Col. John S. Mosby's Rangers (Co. A, 43rd VA Cavalry). Several sources document Mosby's and his men's forays in the area and visits to these houses. The area was remote and off the main transportation routes, making these houses suitable as hiding places for the rebels. A particularly noteworthy event occurred in December 1864 when the wounded Col. Mosby was transported to Waveland and then to Wheatland for several days before being conveyed out of the county in secrecy.

Continued, active farming has ensured the integrity of the rural landscape, which is evidenced through the area's historic property lines, pastures, and wooded lots, as well as through the built environment. The proposed district possesses the characteristics of a rural landscape as defined in the National Register Bulletin: *Guidelines for Evaluating and Documenting Rural Historic Landscapes*. These include land uses and activities (farming and milling); patterns of spatial organization (historic land divisions, historic road system); response to natural environment (use of natural resources [stone and wood] in construction, use of land for pasture, pattern of roadways); cultural traditions (continuation of farming); circulation networks (historic roads, farm roads, waterways); vegetation related to land use (pastureland, cropland, woodland); buildings, structures, and objects (domestic, agricultural examples); clusters (large and small examples of agricultural and domestic complexes); small scale elements (stone walls, board fences); and archaeological sites (mill sites). Evaluated as a whole, these elements create a cohesive collection of buildings and land that reflect the occupational activities of people engaged in the traditional work of agriculture and associated industrial activities. The effect of these elements is enhanced by the contiguous nature of the parcels, which results in a seamless rural vista of farmland, woodland, and open pastures.

At present, the majority of the land within the Carter's Run Rural Historic District is owned by the Glascock-Thompson family—either individually or in limited liability corporations. In 1895, Bedford Glascock purchased the Waveland farm adding it to his nearly 10,000-acre holdings in the county. Glascock leased the farm to John R. Fishback, beginning an over 100-year relationship between the owner and tenant family that continues today. The preservation of the land in the proposed district, however, has not always been assured. In the late twentieth century, the Clover Hill property (formerly owned by B. Richard Glascock and Mary Glascock and then held by an outside corporation) was platted for subdivision. Thompson family members acquired the property, adding it to their adjacent landholdings, and placed the land in easement. Several other parcels in the district are also in conservation easements. The single-ownership promotes the consistent agricultural nature of the land, as well as its continued maintenance. [N.B. The Barrymore parcels are not held by the Thompson family, but the owners have indicated a desire to be included in the historic district.]

Sources Consulted:

MacLeod, Cynthia and Dell Upton. Virginia Historic Landmarks Commission Survey Forms, 1979.

McClane, Debra A. Personal Communication, interviews with George Thompson, owner. March, June, August 2013.

McClelland, Linda Flint et als. National Register Bulletin, *Guidelines for Evaluating and Documenting Rural Historic Landscapes*. National Park Service, 1989, revised 1999.

Fauquier County Deeds, Wills, and Personal Property Tax Records. Office of the Clerk of the Court, Warrenton.

Shepherd, Cheryl. National Register of Historic Places Nomination, Waveland, 2004.

Washington, Lawrence. Waveland Farm Diaries, 1885-1889. Copies in possession of George R. Thompson.

Williams, Kimberly Prothro. *A Pride of Place: Rural Residences of Fauquier County, Virginia*. Charlottesville, VA: University of Virginia Press, 2004.

Worthington, Michael J. and Jane I. Seiter (Oxford Tree-Ring Laboratory). *The Tree-Ring Dating of Morgantown House, Marshall, Virginia*, October 2013.

Sponsor (Individual and/or organization, with contact information. For more than one sponsor, please use a separate sheet.)Mr. ☒ Mrs. ☐Miss ☐ Ms. ☐

George R. Thompson

(Name)

P.O. Box 868

Marshall

VA

20116

(Address)

(City)

(State)

(Zip Code)

geo@grthompson.com

540/364-0364

(Email Address)

(Daytime telephone including area code)

In the event of organization sponsorship, you must provide the name and title of the appropriate contact person.

Contact person: _____

Daytime Telephone: () _____

Applicant Information (Individual completing form)Mr. ☐ Mrs. ☒Ms. ☐ Miss ☐

Debra A. McClane

Private Consultant

(Name)

(Firm)

4711 Devonshire Road

Richmond

VA

23225

(Address)

(City)

(State)

(Zip Code)

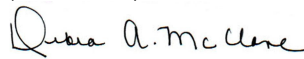
dmcclane1@verizon.net

804/233-3890

(Email Address)

(Daytime telephone including area code)

Applicant's Signature: _____



Date: 9/16/2013

Notification

In some circumstances, it may be necessary for DHR to confer with or notify local officials of proposed listings of properties within their jurisdiction. In the following space, please provide the contact information for the local County Administrator or City Manager.

Mr. ☒ Mrs. ☐ Dr. ☐Miss ☐ Ms. ☐ Hon. ☐

Paul McCulla

County Administrator

(Name)

(Position)

Fauquier County

10 Hotel Street, Suite 204

(Locality)

(Address)

Warrenton

VA

20186

540/422-8001

(City)

(State)

(Zip Code)

(Daytime telephone including area code)

Please use the following space to explain why you are seeking an evaluation of this district.

The land within the proposed historic district has been in the same family since the late nineteenth century. The family has maintained the rural character of the land for over 100 years through continued agricultural use, maintenance, and care. In addition, several parcels have been placed in easement to ensure continued preservation of the land. By placing the area on the National Register, the owners also hope to take advantage of historic rehabilitation tax credits for some of the resources within the district.

Would you be interested in the State and/or the Federal Rehabilitation Tax Credits? Yes ☒ No ☐Would you be interested in the easement program? Yes ☐ No ☒